

WARRANTY DEED
Joint Tenancy

018425

KNOW ALL MEN BY THESE PRESENTS, that We, CLYDE B. ELLIOTT and ALMA CLARK ELLIOTT, husband and wife, of Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by GERALD J. HART and MAE M. HART, whose mailing address is 685 West River Road, Waterville, Maine 04901, the receipt whereof We do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said GERALD J. HART and MAE M. HART, as joint tenants and not as tenants in common, their heirs and assigns forever, a certain lot or parcel of land located in Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

TRANSFER
TAX
PAID

Beginning at a point on the northerly line of land now or formerly of Wilson Hickman, said point also being One Thousand, Three Hundred (1,300) feet, plus or minus, south of a point marking the northeast corner of the land now or formerly of Elliott and also marking the southwest corner of the land now or formerly of Hart; thence in a westerly direction along the northerly line of Wilson Hickman a distance of Six Hundred Three (603) feet to a point; thence in a northerly direction a distance of Six Hundred Twenty-Eight (628) feet to a point; thence in an easterly direction a distance of Six Hundred Three (603) feet to a point on the westerly line of Hart; thence in a southerly direction a distance of Six Hundred Twenty-Eight (628) feet to the point of beginning.

Being a portion of the premises conveyed to Clyde B. Elliott and Alma C. Elliott by Warranty Deed in joint tenancy by Clyde B. Elliott dated May 5, 1982 and recorded in the Kennebec County Registry of Deeds in Book 2468, Page 16.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said GERALD J. HART and MAE M. HART, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

And We do covenant with the said Grantees, their heirs and assigns, that We are lawfully seized in fee of the premises; that they are free of all encumbrances; that We have good right to sell and convey to the said Grantees to hold as aforesaid;

and that We and our heirs, shall and will warrant and defend the same to the said GERALD J. HART and MAE M. HART, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, We, the said CLYDE B. ELLIOTT and ALMA CLARK ELLIOTT, joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 14th day of August, 1989.

Signed, Sealed and Delivered
in presence of

W. H. L.

Clyde B. Elliott
CLYDE B. ELLIOTT

TO Both

Alma C. Elliott
ALMA CLARK ELLIOTT

STATE OF MAINE
County of Kennebec

August 14, 1989

Then personally appeared the above named CLYDE B. ELLIOTT and ALMA CLARK ELLIOTT, and acknowledged the foregoing instrument to be their free act and deed. Before me,

Mark
Notary Public/Attorney at Law

MARK J. NALE
Maine Attorney At Law

RECEIVED KENNEBEC SS.

1989 AUG 17 AM 9:00